

Environmentally Critical Areas Update Process

WE WANT TO HEAR FROM YOU!

Was the January 21 Code and Policy Update Workshop informative? ☐ Yes
☐ No

Did you feel that your concerns were heard and/or recorded? ☐ Yes ☐ No

If you have additional comments about the four main questions, please let us know:

1. What is currently working well with the ECA regulations? What is not working as well?

Though I did not attend the January 21st meeting, I am reporting that I was an active member of Thornton Creek Alliance for 7 or 8 years, and during that time I never saw the ECA protect one single piece of property from development. Each situation that was a concern to us had been exempted either by being "grandfathered in" or by some variance granted by DCLU. We watched wetlands disappear, development occur perilously close to the stream corridor, and other examples of what appeared to be total disregard for this ordinance. We came to regard it as having no teeth at all.

2. What has been your experience with the ECA regulations (e.g., participated in the permit process, observed problems, etc.)? How have you been personally affected by the ECA regulations?

3. How can we improve protection of critical area functions and values while allowing reasonable development opportunities?

I don't believe that DPD should be the enforcer of the Critical Areas Ordinance. It is like having the fox guard the henhouse. DPD must fund its operations through building permits. How can they be trusted to pass up an opportunity to allow development? The Critical Areas Ordinance should be enforced by a neutral regulatory body, one not depending on development for its budget.

4. How can incentives for property owners enhance protection of environmentally critical areas? What incentives should be available for ECA protection?

Perhaps property owners who follow Critical Area guidelines should be allowed to have a small percentage reduction in their property taxes...